



CITY COUNCIL STAFF REPORT



January 11, 2022

ITEM TITLE

Annual Report: Fiscal Year 2020/21 Development Impact Fees, the Parkland Acquisition and Development Fee, and Trunk Sewer Capital Reserve Funds

Report Number: 21-0219

Location: Citywide

Department: Development Services

Environmental Notice: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

Recommended Action

Receive the annual report regarding Development Impact Fees, the Parkland Acquisition and Development Fee, and Trunk Sewer Capital Reserve Funds for Fiscal Year 2020/21.

SUMMARY

California Government Code Section 66000 requires local agencies assessing Development Impact Fees (DIFs) and sewer capacity charges to make available to the public specified financial data each fiscal year (FY). This report satisfies that requirement and has been available in the City Clerk’s Office for public review since December 29, 2021. An equivalent report for the Parkland Acquisition and Development (PAD) fees is included in this report for ease of reference and convenience to the public.

Local agencies are also required to make findings every five years for any DIF funds that remain unexpended. These findings must identify the purpose of the fee and demonstrate a reasonable relationship between the fee and the purpose for which it was charged. In the FY 2016/17 report, the City identified unexpended funds that were on deposit for five or more years and elected to make required findings. No findings are required this year, and the next five-year findings will be prepared in conjunction with the annual report to be prepared for FY 2021/22.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a “Project” as defined under

Section 15378 of the State CEQA Guidelines because the proposed activity consists of the creation of a governmental fiscal/funding mechanism which does not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA. Thus, no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not applicable.

DISCUSSION

The City of Chula Vista assessed several types of DIFs, PAD fees, and sewer capacity charges (also referred to as the Trunk Sewer Capital Reserve fees) during the fiscal year ending June 30, 2021. The major categories of facilities financed via DIFs include roadways, traffic signals, pedestrian bridges, sewer, and various other public facilities (including police stations, fire stations, recreational facilities, and others).

The subject fees are typically updated from time to time through either a comprehensive DIF program review or a Council-approved automatic annual adjustment, based upon appropriate indices specified in the relevant Chula Vista Municipal Code sections or City Council resolutions. Several City-administered fee programs are subject to an annual automatic rate increase, as determined by the given published indices. Typically, the updated fees go into effect on October 1st each year, based upon the July to July change in their respective indices. However, on August 25, 2020, the City Council passed Resolution No. 2020-199, which temporarily suspended (or “tolled”) the authorized adjustments for October 2020 due to the economic impacts of the COVID-19 pandemic. Therefore, no annual fee indexing took place in FY 2020/21.

There were no comprehensive DIF updates completed in FY 2020/21.

As shown in the table below, there was no change in DIFs, PAD fees, or Trunk Sewer Capital Reserve Fees between FY 2019/20 and FY 2020/21.

Fee Description	FY 2019/20 Fees	FY 2020/21 Fees	Difference	Per Unit
Eastern Transportation DIF (ETDIF)	\$1,470.51	\$1,470.51	\$0.00	Average daily vehicle trip
Western Transportation DIF (WTDIF)	\$447.47	\$447.47	\$0.00	Average daily vehicle trip
Bayfront DIF (BFDIF)	\$1,081.79	\$1,081.79	\$0.00	Average daily vehicle trip
Traffic Signal Fee	\$40.56	\$40.56	\$0.00	Average daily vehicle trip
Salt Creek Sewer Basin DIF	\$1,500.00	\$1,500.00	\$0.00	Equivalent dwelling unit
Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge DIF	\$931.00	\$931.00	\$0.00	Single-family dwelling unit

Fee Description	FY 2019/20 Fees	FY 2020/21 Fees	Difference	Per Unit
Otay Ranch Village 11 Pedestrian Bridge DIF	\$2,641.00	\$2,641.00	\$0.00	Single-family dwelling unit
Public Facilities Development Impact Fee (PFDIF)	\$11,175.00	\$11,175.00	\$0.00	Single-family dwelling unit
Park Development Fee	\$8,019.00	\$8,019.00	\$0.00	Single-family dwelling unit
Trunk Sewer Capital Reserve Fee	\$3,892.00	\$3,892.00	\$0.00	Equivalent dwelling unit

Other fees addressed in this report remained at the same rate as in the previous fiscal year.

DEVELOPMENT IMPACT FEES

Eastern Transportation Development Impact Fee (ETDIF)¹

The ETDIF fee was established on January 12, 1988 via Ordinance 2251 to finance and coordinate the construction of new transportation facilities in the eastern territories of the City (i.e., generally east of Interstate 805) as well as to spread the costs associated with the construction of the program facilities equitably among the developing properties within the benefit area.

The ETDIF is subject to an annual index-based adjustment. However, due to the tolling of automatically indexed fees pursuant to Resolution No. 2020-199, the \$1,470.51 fee per average daily trip (ADT) from FY 2019/20 remained in effect through FY 2020/21. The per-trip fee, example fees for various selected land use types, and detailed FY 2020/21 financial information are presented in Attachment 1, Schedule A.

Western Transportation Development Impact Fee (WTDIF)

The WTDIF fee was adopted on March 18, 2008 via Ordinances 3106 through 3110 to finance and coordinate the construction of new transportation facilities in the western neighborhoods of the City (i.e., to the west of Interstate 805, but generally east of Interstate 5) as well as to spread the costs associated with the construction of the program facilities equitably among the developing properties within the benefit area.

The WTDIF is subject to an annual index-based adjustment, but the \$447.47 fee per ADT from FY 2019/20 remained in effect in FY 2020/21 due to the tolling of automatically indexed fees pursuant to Resolution No. 2020-199. The per-trip fee, example fees for various selected land use types, and detailed FY 2020/21 financial information are presented in Attachment 1, Schedule B.

Bayfront Transportation Development Impact Fee (BFDIF)

The BFDIF was established on November 18, 2014 via Ordinance 3327 to finance and coordinate the construction of new transportation facilities in the Chula Vista Bayfront area, as well as to spread the costs associated with the construction of the facilities equitably among the developing properties within the benefit area. This fee is applicable to new development in the Chula Vista Bayfront area, generally described as properties west of Interstate 5 and between E Street and Naples Street.

¹ The municipal code chapters for all three of the Transportation DIFs (ETDIF, WTDIF, and BFDIF) were consolidated with Ordinance 3440, effective November 1, 2018.

The BFDIF is subject to an annual index-based adjustment, but the \$1,081.79 fee per ADT from FY 2019/20 remained in effect in FY 2020/21 due to the tolling of automatically indexed fees pursuant to Resolution No. 2020-199. Detailed FY 2020/21 financial information is presented in Attachment 1, Schedule C.

Traffic Signal Fee

The Traffic Signal fee was adopted to finance and facilitate construction of traffic signal improvements required to mitigate increases in traffic volume caused by new development. This citywide fee is assessed per ADT.

The Traffic Signal fee is subject to an annual index-based adjustment but the \$40.56 fee per ADT from FY 2019/20 remained in effect in FY 2020/21 due to the tolling of automatically indexed fees pursuant to Resolution No. 2020-199. Detailed FY 2020/21 financial information is presented in Attachment 1, Schedule D.

Poggi Canyon Sewer Basin Development Impact Fee

The Poggi Canyon Sewer Basin DIF was adopted to finance and facilitate construction of the Poggi Canyon Trunk Sewer, serving properties within the benefit area. This fee is applicable to the Poggi Canyon Basin. The fee was originally set at \$400 per equivalent dwelling unit (EDU) in 1997.

In June 2009, the Poggi Canyon Sewer Basin DIF was updated and the fee was reduced to \$265 per EDU. The fee is not subject to automatic annual indexing, and it remains unchanged since the 2009 action. The fees for land use types, as well as detailed FY 2020/21 financial information, are presented in Attachment 1, Schedule E.

Salt Creek Sewer Basin Development Impact Fee

The Salt Creek Sewer Basin DIF was adopted to finance and facilitate construction of the Salt Creek Trunk Sewer, serving properties within the benefit area. This fee is applicable to the Salt Creek Sewer Basin, a portion of the Upper Otay Lake Basin north of the Salt Creek Sewer Basin, Wolf Canyon Basin, and a portion of the Lower Otay Lake Basin east of the Salt Creek Sewer Basin.

In July 2015, the City Council considered and approved a comprehensive update of the Salt Creek Sewer Basin DIF. The 2015 action confirmed the existing rate of \$1,330 per EDU and authorized annual index-based updates. The FY 2019/20 fee of \$1,500 per EDU remained in effect through FY 2020/21 due to tolling of fee indexing. The fees for land use types, as well as detailed FY 2020/21 financial information, are presented in Attachment 1, Schedule E.

Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge Development Impact Fee

The Otay Ranch Village 1, 2, 5, & 6 Pedestrian Bridge DIF was adopted to finance and facilitate construction of pedestrian bridge facilities serving the subject villages. A comprehensive update of the fee program was considered and approved by the City Council in December 2015. The 2015 action reduced the fee from \$1,114 to \$844 per single-family dwelling unit and authorized annual index-based updates. An index-based update was implemented in October 2019, increasing the fee from \$921 to \$931 per single-family dwelling unit. The fee remained the same in FY 2020/21 due to the tolling of automatically indexed fees.

The fees for land use types, as well as detailed FY 2020/21 financial information, is presented in Attachment 1, Schedule F.

Otay Ranch Village 11 Pedestrian Bridge Development Impact Fee

The Otay Ranch Village 11 Pedestrian Bridge DIF was adopted to contribute to the funding and construction of two pedestrian bridges serving Otay Ranch Village 11, one crossing Hunte Parkway and one crossing Eastlake Parkway. The Eastlake Parkway pedestrian bridge is a shared obligation of the Eastern Urban Center (“Millenia”) Pedestrian Bridge DIF discussed below.

The Village 11 Pedestrian Bridge DIF is subject to an annual index-based adjustment. In October 2019, the fee increased from \$2,613 to \$2,641 per single-family dwelling unit. This fee remained in effect through FY 2020/21 due to the City Council’s action to toll automatically indexed fees. The fees for all land use type, as well as detailed FY 2020/21 financial information, are presented in Attachment 1, Schedule F.

Eastern Urban Center (Millenia) Pedestrian Bridge Development Impact Fee

The Eastern Urban Center (Millenia) Pedestrian Bridge DIF was adopted to contribute to the funding and construction of the Eastlake Parkway Pedestrian Bridge in the Eastern Urban Center (Millenia) project area. This facility is a shared obligation of the Otay Ranch Village 11 Pedestrian Bridge DIF previously discussed.

The Eastern Urban Center (Millenia) Pedestrian Bridge DIF was established with an initial rate of \$615.13 per single-family dwelling unit via Ordinance 3273, adopted in August of 2013. This fee is not subject to automatic indexing. The fees for land use types, as well as detailed FY 2020/21 financial information, are presented in Attachment 1, Schedule F.

Public Facilities Development Impact Fee (PFDIF)

The Public Facilities Development Impact Fee (PFDIF) was adopted to finance and facilitate construction of public facilities necessary to serve new development. The fee includes seven components for residential development, and five categories for commercial and industrial land uses. All components are subject to an annual index-based adjustment. In October 2019, the combined fee increased from \$10,932 to \$11,175 per single-family dwelling unit. With the City Council’s tolling of automatically indexed fees in August 2020, all PFDIF fees indexed in FY 2019/20 remained unchanged in FY 2020/21. Detailed FY 2020/21 financial information is presented in Attachment 1, Schedule G. The components of the PFDIF, including current fees for single-family residences are as follows:

- Administration Program (\$691) - Administration of the PFDIF program, oversight of expenditures and revenues, preparation of updates, calculation of costs, etc.
- Civic Center Expansion (\$3,196) - Expansion of the Civic Center per the 1989 Civic Center Master Plan to provide sufficient building space and parking needed to serve new development. The Civic Center Master Plan was updated in July 2001 to include impacts of Otay Ranch development. Project phases included the remodel and expansion of City Hall, remodel of the Public Services Building and remodel of the former Police Facility, Community Development and Legislative Buildings. The fee includes associated capital expenses.

- Police Facilities and Equipment (\$1,925) - Improvements per the Civic Center Master Plan to provide sufficient building space and associated facilities needed to serve new development. Improvements include construction of a new police facility, upgrading the communications center and installation of new communication consoles. This fee also includes the purchase and installation of a computer-aided dispatch system (CAD), Police Records Management System, Mobile Data Terminals, and police vehicles.
- Corporation Yard Expansion/Relocation (\$516) - Relocation of the City's Public Works Center from the Bayfront area to the more centrally located site on Maxwell Road. This fee also includes the purchase of new vehicles directly attributable to new development and the need to maintain an expanding infrastructure network.
- Library System Expansion (\$1,837) - Improvements include construction of the South Chula Vista Library and future planned libraries and installation of an automated library system. This component is based on the facility needs identified in the Library Master Plan and is applicable to new residential development only.
- Fire Suppression System Expansion (\$1,615) - Projects include the relocation of Fire Stations 3 and 4, construction of a fire training tower and classroom, purchase of a brush rig, installation of a radio communications tower and construction of various fire stations in developing areas of the City. This fee currently reflects the nine-station network called for in the 1999 Fire Station Master Plan. This fee also includes the purchase of fire apparatus for new stations, as required to serve new development.
- Major Recreation Facilities (\$1,395) - Component added in November 2002 to build major recreation facilities required to serve new development such as community centers, gymnasiums, swimming pools, and senior/teen centers. This component is based on the facility needs identified in the Park & Recreation Master Plan and is applicable to new residential development only.

Although the majority of the public facility project costs are borne by new development, it is important to note that some public facility projects contain both a City and new development cost share. The City share often reflects "joint impetus" projects, which are necessitated by growth and non-growth factors and/or the City's obligation to correct pre-existing space/equipment deficiencies. The PFDIF fees only relate to new development's cost share for each component.

Parkland Acquisition and Development (PAD) Fees

The Parkland Acquisition and Development (PAD) in-lieu fee was adopted by the City to acquire neighborhood and community parkland and to construct parks and recreational facilities. The acquisition component of the fee is set at \$12,676 for areas east of Interstate 805 and \$4,994 for areas west of Interstate 805, per single-family dwelling unit.

The development component of the fee is applicable citywide and is subject to an annual index-based adjustment. Due to increasing parkland development costs, the City of Chula Vista City Council approved Resolution No. 2018-163 on August 7, 2018, increasing the development component of the PAD Fee. The fee

increase took effect 60-days after City Council adoption, on October 7, 2018, and no annual indexing occurred in 2018. The 2018 action increased the development component of the PAD fee from \$5,768 to \$7,894 per single-family dwelling unit, increasing the combined fee from \$18,444 to \$20,570 and from \$10,762 to \$12,888 for areas east and west of Interstate 805, respectively. In October 2019 the development component of the fees were increased from \$7,894 to \$8,019 per single family dwelling unit, increasing the combined fee from \$20,570 to \$20,695 and from \$12,888 to \$13,013 for the areas east and west of Interstate 805, respectively. The 2019/20 PAD development fees remained unchanged in FY 2020/21 due to the City Council tolling of automatically indexed fees.

The PAD fee is applicable to new residential development only. In FY 2013/14, the fee requirement for hotel and motel developments was eliminated via Ordinance 3303. The fee requirement for Accessory Dwelling Units was eliminated via Ordinance 3424. The fees for residential land use types, as well as detailed FY 2020/21 financial information are presented in Attachment 2.

Trunk Sewer Capital Reserve Fees

The Trunk Sewer Capital Reserve fee was established in 1985 by Ordinance 2107 to finance all or a portion of the cost to enlarge sewer facilities to enhance efficiency of utilization and/or adequacy of sewer capacity.

The fee program was last comprehensively updated in 2014, decreasing the fee per EDU from \$3,478 to \$3,450. The 2014 action also authorized annual index-based updates. An index-based update was implemented in October 2019, increasing the fee from \$3,851 to \$3,892 per EDU. Because of the City Council's tolling of automatically indexed fees in August 2020, this fee remained in effect in FY 2020/21. Detailed FY 2020/21 financial information is presented in Attachment 3.

Interfund Loans

On February 17, 2015, the City Council approved an Interfund Loan Policy, along with a series of resolutions affirming and consolidating various interfund loans between DIF, PAD, and Trunk Sewer Capital Reserve Funds. Pursuant to the Policy, all interfund loans will accrue interest charges equal to the City's actual pooled cash investment return. As a result of this change, the interest charges to date for all existing interfund loans were recalculated. The total amount due, as reported in the attached schedules may, therefore, vary significantly from the amounts presented in prior reports. In addition, interest rates will no longer be reported for interfund loans in this report, as the applicable rate will vary based upon the City's actual investment returns.

FY 2020/21 Financial Information

Detailed FY 2020/21 financial information is presented in the Attachments as follows:

- Attachment 1, Schedules A through F, reports the required financial information for all DIFs except the PFDIF. Attachment 1, Schedule G reports the required financial information for the PFDIF and its components.
- Attachment 2 reports the required financial information for the PAD fees.
- Attachment 3 reports the required information for the Trunk Sewer Capital Reserve fees.

The schedules contain the following items:

- The amount, description, and purpose of each fee.
- Beginning balance as of July 1, 2020.
- Fees received during the fiscal year ending June 30, 2021.
- Other miscellaneous revenues received during the fiscal year ending June 30, 2021.
- Interest earned from investing the cash balances available in each fund or from interfund loans during the fiscal year ending June 30, 2021.
- Expenditures from each of the funds during the fiscal year ending June 30, 2021.
- Ending balances as of June 30, 2021 for each fund – unaudited figures.
- Outstanding balances of interfund loans made from DIF/PAD/Trunk Sewer Capital Reserve funds, as of the end of FY 2020/21.
- A description of each capital and non-capital project with expenditures funded entirely or in part by DIF/PAD/Trunk Sewer funds in FY 2020/21 and the percentage of the project funded by this fee through FY 2020/21. More detailed information on capital projects is available in the annual Capital Improvement Program (CIP) Budget.
- Identification of an approximate date by which the construction of public improvements will commence.

In an effort to make information readily available to interested parties, copies of this report were sent to the San Diego Building Industry Association, Baldwin & Sons, Brookfield Homes, Chelsea Investment Corporation, HomeFed Corporation, KB Home Coastal, Lennar Homes, Meridian Development, Heritage Building & Development, Pacifica Companies, Shea Homes, Sudberry Properties, Cornerstone Communities, Trammel Crow Residential, Silvergate Development, RIDA Development Corporation, and Ryan Companies.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, *et seq.*).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

This is an informational report and there is no fiscal impact associated with accepting or rejecting the report.

ONGOING FISCAL IMPACT

This is an informational report and there is no fiscal impact associated with accepting or rejecting the report.

ATTACHMENTS

1. FY 2020/21 Financial Information for all DIFs, including PFDIF (Schedules A through G)
2. FY 2020/21 Financial Information for PAD Fees
3. FY 2020/21 Financial Information for Trunk Sewer Capital Reserve Fees

*Staff Contact: Scott Barker, Transportation Engineer, Development Services
Tiffany Allen, Director of Development Services*

ATTACHMENT 1 - SCHEDULE A
EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 20/21 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in eastern areas of Chula Vista

FEE AMOUNT: \$ 1,470.51 per average daily trip (ADT)

FY 20/21 BALANCE INFORMATION*:

	Sub-Fund 590920 EAST TRANS DIF
Beginning Balance, 07/01/20	28,160,833
<u>Revenues</u>	
ETDIF Fees Collected	4,115,758
Interest Earned	206,609
Transfer-In	-
Total Revenues	4,322,367
<u>Expenditures:</u>	
CIP Project Expenditures	(390,631)
City Staff Services	(247,605)
Bank Charges	(4,215)
Refund	(399)
Total Expenditures	(642,850)
Ending Balance*, 06/30/21	\$ 31,840,351

Note: As of July 1, 2017, the City implemented a new ERP finance system, which consolidated multiple funds. Former funds 591, 593, and 225 were consolidated into fund 590. Sub-Funds to fund 590 are shown on tables above.

SCHEDULE A.1
EASTERN TRANSPORTATION DEVELOPMENT IMPACT FEE (ETDIF)
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

<u>PROJECT</u>	<u>DESCRIPTION</u>	<u>Project Actual Expenditures</u>	<u>Total Appropriation as of 6/30/21</u>	<u>% Of Project Funded by ETDIF</u>	<u>Future Appropriations</u>	<u>Initially Scheduled</u>
CTY0208	CIP Mngmt & Equipment Purchase	\$ -	\$ 205,873	36.4%	\$ -	2006
STL0261	Willow St Bridge Widening	97,399	37,194,097	17.9%	-	2000
STL0444	Willow St Bridge Repl Env Mit Compl	16,615	400,000	55.7%	-	2019
STM0331	East Orange Extension	9,460	3,961,564	100.0%	-	1999
STM0350	South Circulation Network	-	138,324	100.0%	-	2010
STM0357	Rock Mtn Rd Heritage-La Media	-	807,000	93.8%	-	2004
STM0359	Rock Mtn Rd - SR125 Overpass	2,458	144,544	100.0%	-	2005
STM0374	Heritage Rd Olympic to Main	-	150,000	100.0%	-	2011
STM0375	SR125 @SanMgl Rnch 1/2Interchg	724	172,869	100.0%	-	2011
STM0382	Bike Lane along East H Street	1,011	2,810,124	85.2%	-	2014
STM0386	Heritage Rd Bridge Improvmnts	52,734	5,657,799	26.9%	-	2014
STM0388	Main Street Widening FY16	30,245	300,000	100.0%	-	2015
STM0389	Heritage Rd Widening FY16	11,695	400,000	100.0%	-	2015
TRF0274	Traffic Count Stations	28,920	795,000	73.6%	120,000	1990
TRF0325	Transportation Planning Progrm	37,676	755,000	70.7%	150,000	2004
TRF0357	SR125 Corridr and Arterial Ops	-	50,000	100.0%	-	2008
TRF0364	Trans Dev Impact Fund Update	6,798	255,000	100.0%	-	2008
TRF0389	Adptv Trfc Signl System Expansn	12,600	1,779,500	57.3%	-	2014
TRF0396	Trfc Mgmt Cntr & Communictn MP	-	319,938	13.1%	-	2015
TRF0403	Traffic Signal Comm Improve	82,297	1,050,000	100.0%	700,000	2017
	TOTAL:	\$ 390,631	\$ 57,346,632			

FY20/21 INTERFUND LOAN INFORMATION:

Description of Loan

Advance to PFDIF (Fire Suppression)
 affirmed and consolidated via Council Resolution No. 2015-035 on February 17, 2015

Outstanding Loan Amount

\$8,751,685

ATTACHMENT 1 - SCHEDULE B
WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (WTDIF)
FY 20/21 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in western areas of Chula Vista.

FEE AMOUNT: \$ 447.54 per average daily trip (ADT)

FY 20/21 CASH BALANCE INFORMATION *:

	Sub-Fund 590922 Western Trans DIF Regional Arterial Sys	Sub-Fund 590923 Western Trans DIF Ras CIP	Sub-Fund 590924 Western Trans DIF Non Ras	Sub-Fund 590925 Western Trans DIF Non Ras CIP
Beginning Balance, 07/01/20	764,368	9,871	124	1,989
<u>Revenues</u>				
WTDIF Fees Collected	564,393	-	-	-
Interest Earned	9,905	(322)	2	38
Total Revenues	574,298	(322)	2	38
<u>Expenditures:</u>				
Refund	(4,387)	-	-	-
City Staff Services	(955)	-	-	-
CIP Project Expenditures	(142,698)	-	-	-
Total Expenditures	(148,040)	-	-	-
Ending Balance*, 06/30/21	1,190,626	9,550	127	2,027

Note: As of July 1, 2017, the City implemented a new ERP finance system, which consolidated multiple funds. Former funds 591, 593, and 225 were consolidated into fund 590. Sub-Funds to fund 590 are shown on tables above.

SCHEDULE B.1
WESTERN TRANSPORTATION DEVELOPMENT IMPACT FEES (WTDIF)
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/21	% Of Project Funded by WTDIF	Future Appropriations	Initially Scheduled
STM0384	Bike Lane Improv Broadway Ph 1	\$ 123,384	\$ 2,974,663	4.1%	\$ -	2018
STM0399	I-805 Main Street Interchange PID	19,314	100,000	100.0%	-	2020
	TOTAL:	<u>\$ 142,698</u>	<u>\$ 3,074,663</u>			

ATTACHMENT 1 - SCHEDULE C
BAYFRONT TRANSPORTATION DEVELOPMENT IMPACT FEE (BFDIF)
FY 20/21 ACTIVITY

FEE DESCRIPTION: To finance the construction of transportation facilities required to mitigate increasing traffic volumes caused by new development in the Bayfront area of Chula Vista

FEE AMOUNT: \$ 1,081.79 per average daily trip (ADT)

FY 20/21 BALANCE INFORMATION *:

	Sub-Fund 590926 <u>BAYFRONT TDIF</u>
Beginning Balance, 07/01/20	-
<u>Revenues</u>	
BFDIF Fees Collected	83,449
Interest Earned	-
Transfer-In	-
Total Revenues	83,449
<u>Expenditures:</u>	
CIP Project Expenditures	-
City Staff Services	-
Bank Charges	-
Refund	-
Total Expenditures	-
Ending Balance*, 06/30/21	\$ 83,449

ATTACHMENT 1 - SCHEDULE D
TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 20/21 ACTIVITY

FEE DESCRIPTION: To finance the construction of traffic signal improvements required to mitigate increasing traffic volumes caused by new development citywide.

FEE AMOUNT: \$ 40.56 per average daily trip (ADT)

FY 20/21 BALANCE INFORMATION *:

	Sub-Fund 590354 TRAFFIC SIGNAL
Beginning Balance, 07/01/20	2,085,564
<u>Revenues</u>	
Traffic Signal Fees Collected	542,234
Interest Earned	13,994
Miscellaneous Revenues	-
Total Revenues	556,228
<u>Expenditures:</u>	
Refund	(487)
City Staff Services	(1,475)
Bank Charges	(310)
Transfer-Out	-
CIP Project Expenditures	(1,078,153)
Total Expenditures	(1,080,425)
Ending Balance*, 06/30/21	\$ 1,561,367

*All figures presented are unaudited.

Note: As of July 1, 2017, the City implemented a new ERP finance system, which consolidated multiple funds. Former funds 591, 593, and 225 were consolidated into fund 590. A Sub-Fund to fund 590 is shown in the table above.

SCHEDULE D.1
TRAFFIC SIGNAL DEVELOPMENT IMPACT FEES
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation as of 6/30/21	% Of Project Funded by Traffic Signal DIF	Future Appropriations	Initially Scheduled
CTY0208	CIP Mngmt & Equipment Purchase	\$ 125	\$ 205,873	19.4%	\$ -	2006
STL0405	ADA Curb Ramps FY2014/15	-	493,948	9.6%	-	2015
STL0420	PalomarSt/Orange Ave Sidewalk	2,439	1,315,000	23.8%	-	2016
TRF0337	Traf Signal Left Turn Mod Prog	16,393	226,649	100.0%	-	2006
TRF0354	Traffic Congestion Relief Prog	49,551	1,456,365	9.3%	-	2006
TRF0366	Trafc Sgnl & Stlight Upgrd/Mtn	93,470	2,632,912	15.1%	1,500,000	2021
TRF0384	Hazel Cook Elem Schl Ped Imprv	67,920	731,600	49.3%	-	2013
TRF0388	Trfc Sgnl Modf at 4Intersectns	-	1,375,615	47.6%	-	2015
TRF0389	Adptv Trfc Signl System Expansn	48,975	1,779,500	8.4%	-	2015
TRF0390	Trfc Sgnl & Ped Fac Modf Palomr	312	405,962	11.7%	-	2014
TRF0394	Ped Crosswlk Enhancmnt @Uncntr	-	828,316	37.3%	-	2015
TRF0398	Trfc Signal @Jacqua St & Main	-	165,000	69.7%	-	2015
TRF0400	Signal Retiming of Yellow	-	400,000	27.5%	-	2017
TRF0402	Trfc Signal Mod @ Broadway/F&G	106,049	847,000	23.3%	-	2016
TRF0404	Traf Sig Retime/Install Fiber	90,474	1,806,700	12.3%	-	2018
TRF0405	Ped Countdown Inst&Signal Mod	171,054	1,530,900	20.6%	-	2017
TRF0407	Traffic Sig Mod at 5 Intersect	352,714	1,802,248	20.6%	-	2019
TRF0412	Traffic Signal Upgrades Two Sites	78,677	777,431	14.6%	-	2019
TRF0424	Ped Hybr Beacon Upgrade 4th@Westby	-	300,000.00	20.0%	50,000.00	2021
TOTAL:		\$ 1,078,153	\$ 18,781,019			

ATTACHMENT 1 - SCHEDULE E
SEWER DEVELOPMENT IMPACT FEES
FY 20/21 ACTIVITY

Poggi Canyon Sewer Basin DIF (PC Sewer Basin DIF) Sub-Fund 430766
 Salt Creek Sewer Basin DIF (SC Sewer Basin DIF) Sub-Fund 430767

FEE DESCRIPTIONS:

Poggi Canyon Sewer Basin DIF: For the construction of a trunk sewer in the Poggi Canyon Sewer Basin from a proposed regional trunk sewer west of I-805 along Olympic Parkway to the boundary of Eastlake.

Salt Creek Sewer Basin DIF: For the planning, design, construction and/or financing of the facilities.

Amount of the fees:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
	<u> </u>	<u> </u>
base fee per equivalent dwelling unit (EDU)	\$ 265	\$ 1,500
1.0 EDU per single family, attached or detached	\$ 265	\$ 1,500
0.75 EDU per multi-family dwelling unit	\$ 199	\$ 1,125
 Commercial land use	 \$265/EDU	 \$1,500/EDU
Industrial land use	\$265/EDU	\$1,500/EDU

SCHEDULE E.1
SEWER DEVELOPMENT IMPACT FEES ¹
FY 20/21 ACTIVITY

FY 20/21 CASH BALANCE INFORMATION *:

	Sub-Fund 430766 Poggi Canyon Sewer Basin DIF	Sub-Fund 430767 Salt Creek Sewer Basin DIF
	<u>3,071,168</u>	<u>1,071,416</u>
Beginning Balance ² , 07/01/2020		
<u>Revenues</u>		
DIF Fees Collected	82,187	512,520
Interest Earned	57,551	24,188
Transfer-In	-	-
Total Revenues	<u>139,738</u>	<u>536,708</u>
<u>Expenditures:</u>		
Contracted Services	(13,508)	-
City Staff Services	(5,125)	(13,024)
Bank Charges	(568)	(275)
Interest Expense	-	(403,139)
CIP Project Expense	(9,215)	-
Total Expenditures	<u>(28,417)</u>	<u>(416,437)</u>
Net Balance Sheet Activity	(39,238)	(129,034)
Ending Balance*, 06/30/2021	<u><u>\$ 3,143,252</u></u>	<u><u>\$ 1,062,653</u></u>

¹As of July 1, 2017, City implemented a new ERP finance system, which consolidated multiple funds. Former funds 431, 432, and 551 were consolidated into fund 430. Sub-Funds to fund 430 are shown on tables above.

² Cash balance restated to remove impact of non-cash transactions

SCHEDULE E.2
SEWER DEVELOPMENT IMPACT FEES
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/21	% Of Project Funded by Sewer DIF	Future Appropriations	Initially Scheduled
SWR0311	Poggi Canyon Swr Imprv Olympic Pkwy	\$ 9,215	\$ 840,000	100.0%	\$ 1,353,000	2020
	TOTAL:	<u>\$ 9,215</u>	<u>\$ 840,000</u>			

ATTACHMENT 1 - SCHEDULE F
**OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE
 FY 20/21 ACTIVITY**

Otay Ranch Village 1, 2, 5 & 6 Pedestrian Bridge DIF (OR Vil 1 & 5 Pedestrian Bridge DIF), Sub-Fund 580940
 Otay Ranch Village 11 Pedestrian Bridge DIF (OR Vil 11 Pedestrian Bridge DIF), Sub-Fund 580941
 Otay Ranch Millenia Eastern Urban Center Pedestrian Bridge (DIF) (OR Millenia EUC Pedestrian Bidge DIF), Sub-Fund 580981

FEE DESCRIPTIONS:

OR Village 1 & 5 Pedestrian Bridge DIF:	To finance the construction of pedestrian bridge improvement between Otay Ranch Villages 1, 5 & 6.
OR Village 11 Pedestrian Bridge DIF:	To finance the construction of pedestrian bridge improvement in Otay Ranch Village 11.
OR Millenia EUC Ped Bridge DIF:	To finance the construction of pedestrian bridge improvement in OR Millenia (EUC).

FEE AMOUNTS:

	Sub-Fund 580940 OR Village 1, 2, 5 & 6 Ped Bridge DIF	Sub-Fund 580941 OR Village 11 Ped Bridge DIF	Sub-Fund 580981 Millenia EUC Ped Bridge DIF
per single family equivalent dwelling unit	\$ 931	\$ 2,641	\$ 615
per multi-family equivalent dwelling unit	\$ 690	\$ 1,958	\$ 456

SCHEDULE F.1
OTAY RANCH PEDESTRIAN BRIDGE DEVELOPMENT IMPACT FEE ¹
FY 20/21 ACTIVITY

FY 20/21 BALANCE INFORMATION *:

	Sub-Fund 580940 OR VILLAGE 1,2,5&6 PED BRIDGE DIF	Sub-Fund 580941 OR VILLAGE 11 PED BRIDGE DIF	Sub-Fund 580981 EUC MILLENIA PED BRIDGE DIF
Beginning Cash Balance, 07/01/20	1,969,241	3,364,305	380,104
<u>Revenues</u>			
DIF Fees Collected	232,929	-	1,831
Interest Earned	19,824	29,996	2,870
Total Revenues	252,753	29,996	4,701
<u>Expenditures</u>			
Supplies & Services	-	-	-
City Staff Services	(7,529)	(2,955)	(9,940)
Bank Charges	(403)	(620)	-
Refund	-	-	-
Total Expenditures	(7,932)	(3,575)	(9,940)
Ending Balance*, 06/30/21	\$2,214,061	\$3,390,726	\$374,865

¹As of July 1, 2017, City implemented a new ERP finance system, which consolidated multiple funds. Former funds 587, 588, and 718 were consolidated into fund 580. Sub-Funds to fund 580 are shown on tables above.

ATTACHMENT 1 - SCHEDULE G
PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 20/21 ACTIVITY

FEE DESCRIPTIONS AND AMOUNTS:

Program Administration: Administration of the Public Facilities DIF program, overseeing of expenditures and revenues collected, preparation of updates, calculation of costs, etc. Single-Family \$691/DU; Multi-Family \$654/DU; Commercial \$2,208/Acre; Industrial \$698/Acre.

Civic Center Expansion: Expansion of the 1989 Civic Center per the Civic Center Master Plan to provide sufficient building space and parking due to growth and development.
Single Family \$3,196/DU; Multi-Family \$3,028/DU; Commercial \$10,199/Acre; Industrial \$3,223/Acre.

Police Facility: Accommodation of the building space needs per the Civic Center Master Plan, which included the newly constructed police facility, upgrading of the communications center and installation of new communication consoles. Also included is the purchase and installation of a computer aided dispatch system (CAD), Police Records Management System, and Mobile Data Terminals.
Single-Family \$1,925/DU; Multi-Family \$2,079/DU; Commercial \$9,093/Acre; Industrial \$1,960/Acre.

Corporation Yard: Relocation of the City's Public Works Center to Maxwell Road and acquisition of equipment.
Single-Family \$516/DU; Multi-Family \$414/DU; Commercial \$8,790/Acre; Industrial \$4,140/Acre.

Libraries (Residential Only): Improvements include construction of the South Chula Vista library and Eastern Territories libraries, and installation of a new automated library system.
Single-Family & Multi-Family \$1,837/DU.

Fire Suppression System: Projects include the relocation of Fire Stations #3 & #4, construction of a fire training tower and classroom, purchase of a brush rig, installation of a radio communications tower and construction of various fire stations needed to serve new development.
Single-Family \$1,615/DU; Multi-Family \$1,162/DU; Commercial \$4,270/Acre; Industrial \$850/Acre.

Recreation (Residential Only): Improvements include construction of major recreation facilities needed to serve new development such as community centers, gymnasiums, swimming pools, and senior/teen centers.
Single-Family & Multi-Family \$1,395/DU.

SCHEDULE G.1
PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)¹
FY 20/21 ACTIVITY

FY 20/21 BALANCE INFORMATION *:

	Gen. Admin. Sub-Fund 560896	Civic Center ² Sub-Funds 560895/560897 ³	Police Facility Sub-Fund 560898 ⁴	Corp Yard Relocation Sub-Fund 560899	Libraries Sub-Fund 560900	Fire Supp. System Sub-Fund 560901 ⁵	Rec. Facilities Sub-Fund 560902	TOTAL
Beginning Balance, 07/01/20	6,652,988	966,931	(3,230,378)	(350,824)	21,735,879	(16,358,702)	1,509,814	10,925,707
Revenues:								
DIF Revenues	465,032	2,153,435	1,434,867	357,874	1,270,101	911,269	965,414	7,557,992
Investment Earnings	61,447	(20,248)	(64,391)	(11,812)	215,110	(143,061)	17,191	54,237
Other Revenue	-	-	54,492	-	-	-	-	54,492
Total Revenues	526,479	2,133,187	1,424,968	346,062	1,485,211	768,209	982,605	7,666,721
Expenditures:								
Supplies & Services	-	-	-	-	(4,440)	-	-	(4,440)
City Staff Services	(314,386)	-	-	-	(20,166)	-	(1,929)	(336,481)
Other Expenses	(1,931)	(3,133)	(1,873)	304	(6,035)	(268,348)	962	(280,054)
Other Capital	-	-	-	(128,459)	-	-	-	-
CIP Project Expenditures	-	-	-	-	-	(76,180)	(304,411)	(380,591)
Transfer Out (Bonded Debt Service)	-	(2,881,708)	(1,600,456)	(731,908)	-	-	-	(5,214,072)
Total Expenditures	(316,317)	(2,884,841)	(1,602,329)	(860,063)	(30,641)	(344,528)	(305,378)	(6,215,638)
Ending Balance*, 06/30/21	\$ 6,863,150	\$ 215,277	\$ (3,407,739)	\$ (864,825)	\$ 23,190,449	\$ (15,935,022)	\$ 2,187,041	\$ 12,376,791

¹As of July 1, 2017, City implemented a new ERP finance system, which consolidated multiple funds. Former funds 567, 571-576, and 582 were consolidated into fund 560. Sub-Funds to fund 560 are shown on tables above.

²This Sub-Fund includes the amount set aside for the acquisition of the Adamo property in Sub-Fund 560895.

³For Sub-Funds 560895 and 560897, includes restatement for fund 451 closeout

⁴For Sub-Funds 560898, includes restatement for fund 451 closeout

⁵For Sub-Funds 560901, includes restatement for fund 451 closeout

SCHEDULE G.2
PUBLIC FACILITIES DEVELOPMENT IMPACT FEES (PFDIF)
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation as of 6/30/21	% Of Project Funded by PFDIF	Future Appropriations	Initially Scheduled
SAF0169	Millenia Fire Station	\$ 76,180	\$ 354,953	100.0%	\$ -	2006
GGV0244	Civic Center Library Outdoor Deck	304,411	1,996,116	83.0%	-	2015
TOTAL:		<u>\$ 380,591</u>	<u>\$ 2,351,069</u>		<u>\$ -</u>	

ATTACHMENT 2
PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 20/21 ACTIVITY

FEE DESCRIPTION: In lieu fee for providing neighborhood and community park sites and facilities.

	Aquisition Fee	Development Fee	Total Fee	
<u>Areas East of I-805</u>				
FEE AMOUNT:	\$12,676	\$8,019	\$20,695	per single family dwelling unit
	\$9,408	\$5,952	\$15,360	per multi-family dwelling unit
	\$5,932	\$3,753	\$9,685	per mobile home dwelling unit
<u>Areas West of I-805</u>				
FEE AMOUNT:	\$4,994	\$8,019	\$13,013	per single family dwelling unit
	\$3,707	\$5,952	\$9,659	per multi-family dwelling unit
	\$2,337	\$3,753	\$6,090	per mobile home dwelling unit

FY 20/21 BALANCE INFORMATION *:

	FUND 715 PAD FUND	FUND 716 WPAD FUND
Beginning Balance, 07/01/20	45,575,825	(7,654,371)
<u>Revenues:</u>		
Park Dedication Fees	897,175	888,225
Interest Earned	335,870	21,368
Transfer In	-	-
Total Revenues	1,233,045	909,593
<u>Expenditures:</u>		
Supplies and Services	-	-
City Staff Services	(32,228)	(2,553)
Other Expenditures	(98,927)	(205,895)
Other Refunds	-	(5,474)
Total Expenditures	(131,154)	(213,922)
Ending Balance*, 06/30/2021	<u>\$ 46,677,715</u>	<u>\$ (6,958,699)</u>

*Unaudited

ATTACHMENT 2.1
PARKLAND ACQUISITION AND DEVELOPMENT (PAD FEES)
FY 20/21 ACTIVITY

FY 20/21 CIP EXPENDITURES:

PROJECT	DESCRIPTION	Project Actual Expenditures	Total Appropriation at 6/30/21	% Of Project Funded by PAD	Future Appropriations	Initially Scheduled
REC0261	Otay Ranch Community Park	\$ -	\$ 697,764	100.0%	\$ 847,041	2008
REC0308	P-3 Neighborhood Park (ORV2)	-	122,000	100.0%	-	2008
REC0309	P-2 Neighborhood Park (ORV2)	-	12,060	100.0%	-	2008
TOTAL:		<u>\$ -</u>	<u>\$ 831,824</u>			

FY 20/21 INTERFUND LOAN INFORMATION:

Description of Loan:

Advance from Eastern PAD Fund to Western PAD Fund
 affirmed and consolidated via Council Resolution No. 2015-034 on February 17, 2015

Outstanding
 Loan Amount

\$9,913,710

ATTACHMENT 3
TRUNK SEWER CAPITAL RESERVE
FY 20/21 ACTIVITY

FEE DESCRIPTION: For the enlargement of sewer facilities of the City so as to enhance efficiency of utilization and/or adequacy of capacity and for planning and/or evaluating any future proposals for area wide sewage treatment and or water reclamation systems or facilities.

FEE AMOUNT: \$ 3,892 per equivalent dwelling unit (EDU)

FY 20/21 CASH BALANCE INFORMATION *:

	FUND 413 TRUNK SEWER (TS)
Beginning Cash Balance ¹ *, 07/01/20	64,836,569
<u>Revenues</u>	
Interest Earned	1,636,378
Sewerage Facility Participant Fees	3,683,262
Transfer In	-
<u>Total Revenues</u>	5,319,640
<u>Expenditures:</u>	
Supplies & Services	-
City Staff Services	-
Other Expenditures	(58,903)
Depreciation	(8,517)
CIP Project Expenditures	(119,929)
<u>Total Expenditures:</u>	(187,348)
Net Balance Sheet Activity	(931,559)
Ending Balance*, 06/30/21	\$ 69,037,301

*Unaudited

¹ Cash balance restated to remove impact of non-cash transactions

SCHEDULE 3.1
TRUNK SEWER CAPITAL RESERVE
FY 20/21 REVENUES AND EXPENDITURES

FY 20/21 EXPENDITURES:

<u>PROJECT</u>	<u>DESCRIPTION</u>	Project Actual Expenditures	Total Approp. at 6/30/21	% Of Project Funded by Trunk Sewer	Future Appropriations	Initially Scheduled
SWR0272	Moss St SwrImprv @Railrd Crsng	\$ -	\$ 600,000	13.9%	\$ -	2012
SWR0274	East H St Sewer Main Upsize	1,246	1,500,000	99.6%	-	2013
SWR0275	Reline Force Mn @G St Pump Stn	107,319	1,666,754	91.5%	-	2013
SWR0290	TlgrphCyn BsnSwr Imprv5th&I-5	2,302	950,000	100.0%	-	2014
SWR0291	J St Junction Box Swr Study	9,061	1,900,000	5.2%	-	2015
SWR0292	Indtrl Blvd &Main St Swr Imprv	-	766,000	29.8%	-	2016
TOTAL:		<u>\$ 119,929</u>	<u>\$ 7,382,754</u>			

FY 20/21 INTERFUND LOAN INFORMATION:

Description of Loan:

Advance to Salt Creek Sewer DIF
affirmed and consolidate via Council Resolution No. 2015-029 on February 17,2015

Outstanding
Loan Amount

\$18,001,404